

Opportunity site summary

27–31 Neild Avenue, Paddington (Department of Housing accommodation)

This opportunity site contains one parcel zoned 2(b) Residential. The site is owned by the Department of Housing (Housing NSW) and contains older style part 3 to 5 storey buildings that contain low cost accommodation.

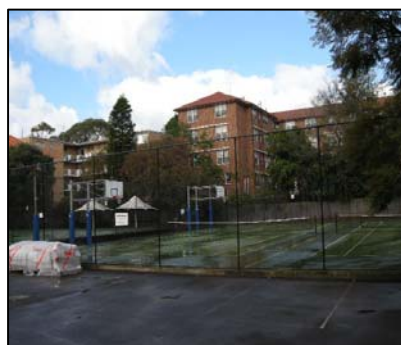


Planning changes for discussion:

	Current		Proposed
Zone	2(b) Residential	to	No change
Floor space ratio	0.625:1	to	1.5:1
Height	9.5m	to	14.4m (4 storeys)
			Net yield* = 36

Key justifications for planning changes:

- Housing NSW has requested an increase of floor space ratio (FSR) on this site and in particular, identified an intention to redevelop the land to provide a more contemporary style of affordable housing, pending an increase in the FSR.
- We must consider public authority requests under section 62 consultation of the *Environment and Planning Assessment Act 1979*.
- Redevelopment of the site by the Department of Housing will increase the supply of low cost accommodation in the Municipality.
- The site is located to the north of Lawson Street and any increase in built form will have minimal impacts on the residential area to the south.
- Increasing height and FSR will provide planning controls that were re consistent with the character of development encouraged by Sydney City Council on the opposite side of Neild Avenue.



* Net yield figures provided are estimates only